# The Old Gas Works
# **Gillingham**

Design & Access Statement REV A
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# 1.0 Introduction

# 1.1 Introduction

This Design & Access Statement has been prepared by the Harris Partnership on behalf of Blueberry Development Estates Ltd ('The Applicant') to accompany an application for hybrid planning for the redevelopment of the site known as the Old Gas Works, Pier Road, Gillingham, Kent, ME7 1TT ('the Site') for a mixed use scheme.

The Site is located in Gillingham, close by to the town centre and adjacent to the River Medway Waterfront. Pier Road runs along the southern site boundary, the opposite side of the road is populated by low-medium rise houses and flats. The Strand Lido and Leisure Park sits directly to the east of the site, which provides play and amenity space for the local community. To the west of the site, there is a mix of industrial and residential units, Gillingham Marina sits to the northwest. The River Medway runs along the northern site boundary and extends as a basin into the site.

The site extends to 11.08 acres/4.49 hectares and was formerly an operational gas works owned and ran by Scotia Gas Network (SGN). There are a series of low quality dilapidated buildings throughout the site, along with the former gas holders and equipment. There are also some existing trees and vegetation on the site, primarily to the southeast corner and along the north and west boundaries.

A hybrid application - detailed and outline planning permission is sought for the following description of development (herein 'the Proposed Development')

*"Hybrid Planning Application for a Mixed-Use Development comprising of: Full planning permission for the demolition of existing buildings and structures and erection of retail unit (Class E); replacement and expansion of gas distribution company facilities to include new office, training facility and depot; internal access road, provision of pedestrian / cycle access from Pier Road and revised access from Strand Approach Road; car parking; and alterations to the site layout to include drainage, infrastructure and hard and soft landscaping; and associated physical works; and Outline planning permission for the demolition of existing buildings and structures; erection of up to 500 dwellinghouses; erection of care home / retirement living (Class C2 and / or C3), erection of commercial, business and service units (Class E), provision of new sailing clubhouse and / or flexible Class E, provision of car parking and associated physical works (such as new access, utilities, drainage, infrastructure and hard and soft landscaping) with all matters reserved for subsequent approval."*

The proposals have been subject to a number of pre-application discussions with Medway Council officers and their Design Review Panel - Design South East. Likewise, there has been public consultation with the local community, local businesses as well as members and ward councillors. Further information on the consultation process is referenced to in chapter 3 of this Design & Access Statement and is detailed as part of the Statement of Community involvement (SCI) prepared by Devcomms.

This Design & Access Statement has been prepared by The Harris Partnership and details the Hybrid Planning Application for the redevelopment of the Site for a mixed-used scheme. For further information on the outline elements within the scheme, please refer to 17286 - Design Code & Principles, which has been submitted as part of this application.

# 1.2 Blueberry Homes - Developer's Vision

TONBRIDGE FORMER GAS HOLDERS- Riverside Development

**BLUEBERRY HOMES**
REAL ESTATE DEVELOPMENT

Blueberry Homes have earned a reputation for excellence in building quality new homes across Kent and the south east, especially in coastal areas and along seafronts. They have been steadily expanding and diversifying its development locations. They continually evolve to the changing marketplace whilst still applying the same high standards to construction techniques

Known for their commitment to using the highest standards for their developments , with a careful choice of premium materials and craftsmanship. Blueberry Homes has successfully revitalized numerous gas holder sites with a great potential into thriving schemes throughout Kent.

RAMSGATE - Royal Sands

BROADSTAIRS - Ocean Drive

MARGATE - Gallery Walk

# 2.0 Site

# 2.1 Site Location

Site Location & Context Diagram

## SITE LOCATION

The site is situated on Pier Road in Gillingham, adjacent to Gillingham Marina. Pier Road serves as a primary access route into Gillingham from the east and is in close proximity to the waterfront.

Additionally, the site enjoys close proximity to Gillingham town centre and boasts excellent bus connections to Gillingham, Medway, and Chatham. The well-connected Gillingham railway station offers direct services to London and various destinations across Kent. Pier Road also provides access to the A2 main road, located just south of the site, which ultimately connects to London and other parts of Kent.

Furthermore, the vicinity boasts ample green spaces, including local parks and the nearby Strand Leisure Park, all within a short distance

KEY:

- Railway
- Significant Main Roads
- Railway Station

# 2.2 Site Connectivity

Site Connectivity Diagram

## PUBLIC TRANSPORT

The site is well connected to the surrounding transport network. The Bus stop is directly adjacent to the site which provides access to Gillingham town centre. It is an approximate 18 minute walk to Gillingham train station, which has direct access to London and the wider Kent area.

There are bus routes directly adjacent to the site along Pier Road connecting to the rail station in 14 min, which is 3 min by car.

## VEHICLE ACCESSIBILITY

The site is also well connected to the surrounding road network. The A289 Pier Road is directly adjacent to the site to the south, which connects to the A2 which subsequently connects central London with Kent and the south east.

## PEDESTRIAN ACCESSIBILITY

The site is easily accessible by foot. There are existing pathways and pavements flanking the west, east and south.

Key:

- Application Boundary
- National Cycle Route (off road)
- Sign-posted cycle route (on road)
- National Cycle Route (traffic free)
- Bus Route
- Bus Stop